

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL 8
KITTRIDGE SQUARE URBAN RENEWAL AREA PROJECT
NO. MASS. R-167

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Kittredge Square Urban Renewal Area Project No. MASS. R-167 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Civic Development Corporation expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 8 in the Kittredge Square Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Cruz Development Corporation be and hereby is tentatively designated as Redeveloper of Disposition Parcel 8 in the Kittredge Square Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title 1 of the Housing Acts of 1949, as amended.

(c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final working drawings and specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel 8 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby is authorized to enter into a License with the Authority for the purpose of early entry into Parcel 8 to stabilize the structure. Said License shall further provide that the Licensee shall obtain liability insurance naming the Authority as co-insured and Licensee agrees to indemnify and hold harmless the Authority from any liability and/or damage, resulting from the Licensee's use of the premises. Said License to include such other terms and conditions as the Director deems proper and in the best interest of the Authority.

5. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

APRIL 27, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: ANTHONY WILLIAMS, ASSISTANT DIRECTOR
LAURA BURNS, PROJECT MANAGER
ROBERT MCGILVRAY, CHIEF OF REHABILITATION

SUBJECT: RESCIND FINAL DESIGNATION OF CONTRACTOR'S
ASSOCIATION OF BOSTON TO REDEVELOP 8 ALVAH
KITTTREDGE PARK. APPROVE TENTATIVE DESIGNATION OF
THE CRUZ DEVELOPMENT CORPORATION AS REDEVELOPER OF
8 ALVAH KITTTREDGE PARK AND AUTHORIZE EARLY ENTRY
TO STABILIZE STRUCTURE.

SUMMARY: This memorandum requests authorization to rescind, without prejudice, final designation of the Contractor's Association of Boston as redeveloper of Parcel 8, located at 8 Alvah Kittredge Park, in the Kittredge Square Urban Renewal Project No. Mass R-167 and further to tentatively designate the Cruz Development Corporation as redeveloper of Parcel 8 in the Kittredge Square Area with authorization for early entry in order to stabilize the structure.

On April 23, 1987, the Contractor's Association of Boston (CAB) was awarded final designation of five buildings in the Kittredge Square Urban Renewal Area for the purposes of rehabilitating the structures and providing thirteen housing units, eight of which would be affordable to low and moderate income households. The buildings designated included Parcels 30, 31, 32, 3, and 8 located at 67, 75, and 79 Highland Street, 21 Morley Street, and 8 Alvah Kittredge Park, respectively.

Due to difficulties in financing the proposed scheme, CAB has been unable to initiate development on these buildings. Consequently, the staff has requested that CAB redesign the development plan to provide a more efficient unit layout within the structures. The Boston Redevelopment Authority voted on March 23, 1989 to provide CAB with a \$15,000 grant for the purpose of hiring necessary consultants to provide structural and development programming analysis.

The structure located at 8 Alvah Kittredge Park has been cited by the Inspectional Services Department as being unsafe and dangerous. The building has been vandalized and is open to the elements and trespass. The front facade of the structure is in immediate danger of collapse. The abutting property, 7 Alvah Kittredge Park is owned by Mr. John Cruz of the Cruz Development Corporation, who has expressed an interest in rehabilitating both 7 and 8 Alvah Kittredge Park in a timely fashion.

Despite the anticipated fast-track development which is expected on the CAB project, this particular structure must be acted on immediately and can not be delayed as a result of a larger project. Additionally, despite affordability commitments made by the BRA and CAB, 8 Alvah Kittredge Park will involve an extensive rehabilitation. CAB has expressed an interest in having this building removed from the development package, such that high rehabilitation costs do not delay the financing of the overall affordable housing project.

Cruz Development Corporation recognizes the immediate need for rehabilitation despite a declining condominium market in Roxbury. Therefore, Cruz has proposed to provide four two-bedroom rental units at an annual deficit until such time as the market may recoup excessive rehabilitation costs. Mr. Cruz is committed to providing one of the rental units to a low income household during the rental period but in any event for a period of not less than three years and the low income tenant shall not be displaced due to conversion. Additionally, Mr. Cruz will rehabilitate 7 Alvah Kittredge Park and has committed to providing one low income rental unit in this structure for the same three year period.

The staff has presented this plan to the Highland Park Sub Area PZAC and the Roxbury Neighborhood Council. The community has expressed its preference that the BRA release a fast-track RFP to allow other developers to express interest in the property. However, the condition of the building and the citation from the Inspectional Services Department do not allow for this delay, and such a process would require the BRA to take immediate action to stabilize the building.

It is, therefore, recommended that the final designation of Parcel 8 located at 8 Alvah Kittredge Park in the Kittredge Square Urban Renewal Area be rescinded without prejudice from the Contractor's Association of Boston, and furthermore that the Cruz Development Corporation be tentatively designated as Redeveloper of the structure. Authorization is requested for early entry into the structure so that Mr. Cruz may immediately stabilize the structure.

An appropriate vote and resolution follows:

VOTED: That the Boston Redevelopment Authority rescind, without prejudice, the final designation of Contractor's Association of Boston as Redeveloper of Parcel 8, located at 8 Alvah Kittredge Park, in the Kittredge Square Urban Renewal Area.

